



HIGHWAY 2 LAND USE AND DEVELOPMENT STUDY

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

Economic Development Authority Meeting
Thursday, March 27, 2025



supported in part by



Blandin Foundation
STRENGTHENING RURAL MINNESOTA

PROJECT TIMELINE

Event or Deliverable	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Task 0: Project Management Monthly City Staff Meetings	Kickoff 10/7									
Task 1: Engagement and Outreach										
Website	Go Live						Update			
Communication materials	Prepare									
Walking tour		11/21								
Surveys (2)		11/1 to 12/15								
Key Stakeholder Meetings (6)		11/21 Walking Tours								
Business Focus Groups (2)		11/21 Pop Up								
Community meetings/events (3)		11/21 Kickoff								
EDA worksessions (2)						3/27				
						3/27				
Task 2: Existing Conditions Assessment		Draft		Done						
Task 3: Concept Alternatives										
Task 4: Preferred Alternatives and Implementation										
Development										
Connectivity										
Public Realm										
Task 5: Final Plan								EDA		City Council



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REDEVELOPMENT POTENTIAL LAYERED ANALYSIS + ADDITIONAL IDENTIFIED SITES

Redevelopment potential was determined by layering the following indicators to the one block on both sides of the corridor:


- Building Value < 50% Land Value
- Lot Coverage
- Taxes Paid on a Per-Acre Basis
- Vacant Properties

Sites with multiple indicators were then “sorted” into Tiers based on the number of layered indicators for a given parcel. Additional review and analysis will determine sites redevelopment priority regarding Near Term, Medium Term, and Long Term.




Additional analysis was conducted to identify sites that did not have 2 or more indicators. This analysis considered:

- Site ownership
- Building vacancy
- Exterior building condition
- Adjacency to other identified tiered sites
- Anticipated redevelopment interest by the owner



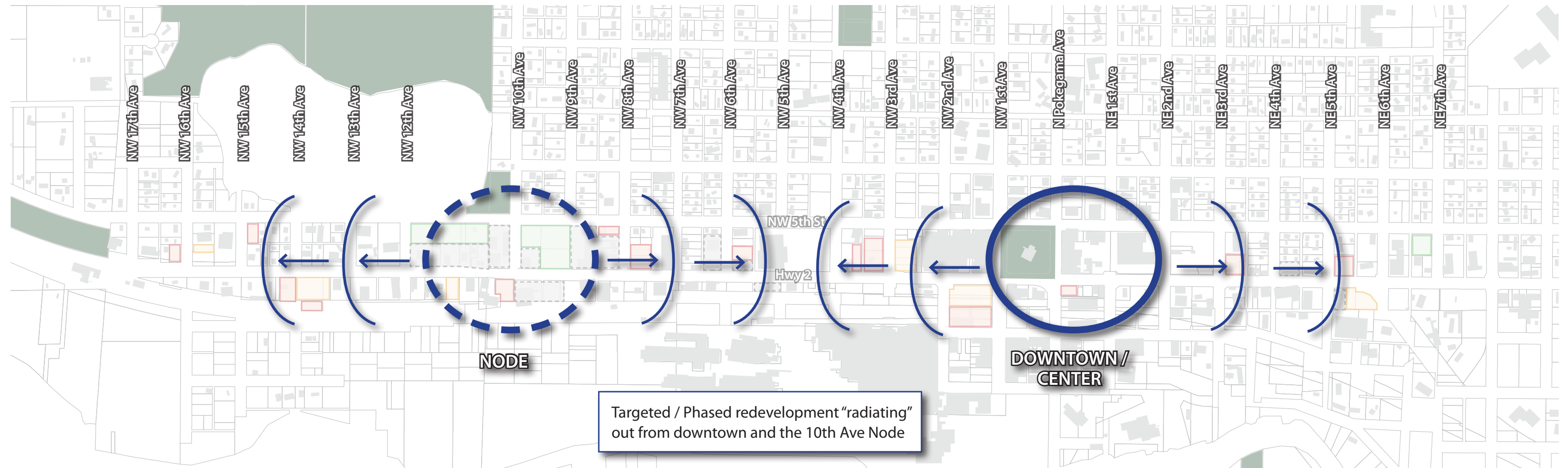
 Additional sites that did not have 2+ indicators, but were identified as redevelopment opportunities due to ownership, building vacancy, exterior building condition, adjacency to other priority locations, or expressed desire by owner to redevelop


TIERS

	4 indicators
	3 indicators
	2 indicators






PRIORITIZED REDEVELOPMENT STRATEGY



 Additional sites that did not have 2+ indicators, but were identified as redevelopment opportunities due to ownership, building vacancy, exterior building condition, adjacency to other priority locations, or expressed desire by owner to redevelop

TIERS

-  4 indicators
-  3 indicators
-  2 indicators

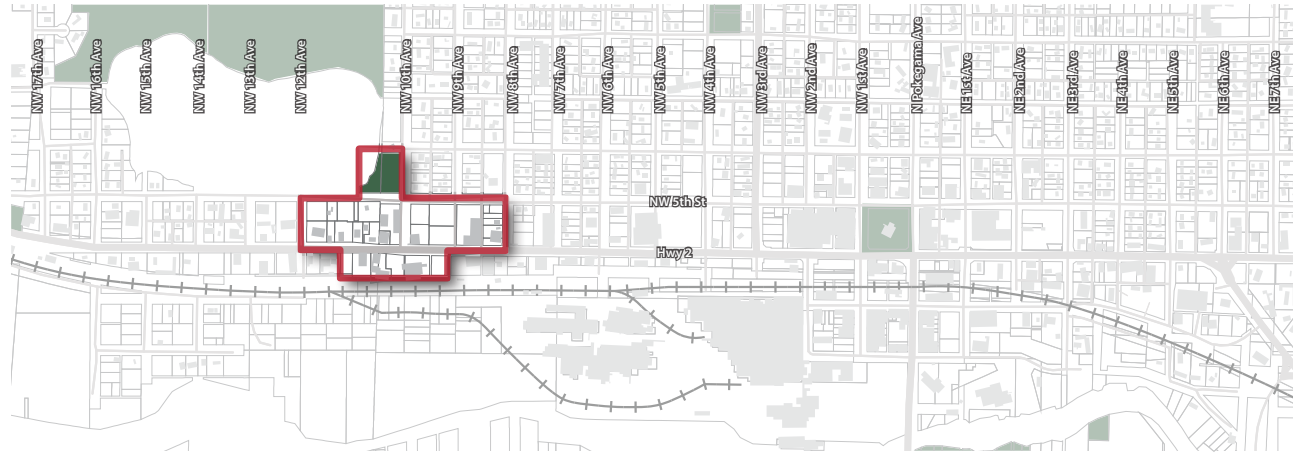


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HIGHWAY 2 & 10TH AVENUE NODE

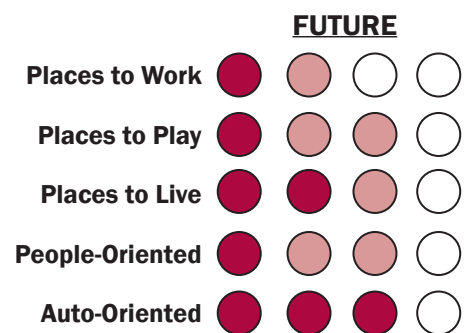
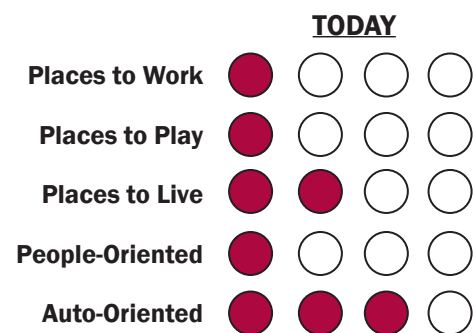


CHARACTER

The intersection of Highway 2 and 10th Avenue will be a mix of uses anchoring the western entrance to the city. The space will be welcoming and accessible with ample sidewalks, trees and plants, benches, signage, lighting, and an appropriate level of parking. A key component of the crossing will be making Blandin Park and Forest Lake more visible and accessible to residents and visitors. Development of this area will complement the existing Downtown, through neighborhood-scale land uses, safe and pleasant connections, and a consistently designed public realm.

Types of development

- Medium density housing such as townhouses, row houses, condominiums, senior housing, or apartments
- Boutique hotel or conference center
- Neighborhood-scale shops and restaurants
- Seasonal/tourist attractions



DOWNTOWN

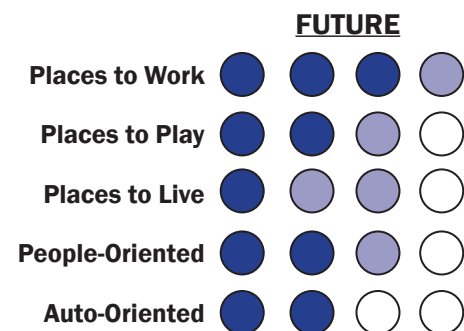
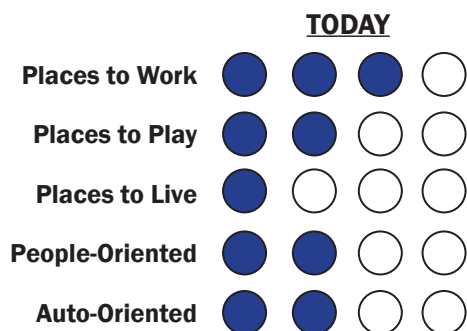


CHARACTER

Downtown Grand Rapids will continue to be a thriving, mixed-use area of commercial, residential, institutional and office buildings. People seek out Downtown for shopping, dining, working, healthcare, gathering, and public and professional services. Underutilized sites in Downtown may be redeveloped to provide a mix of uses including higher density housing which would provide workers with a place to live and create more activity outside of peak business hours. To promote access, economic development, and cultural vitality, transportation needs to be more balanced for all residents and visitors, including walking, biking, rolling, and driving. These will be supported by an enhanced public realm that is uniquely Downtown Grand Rapids.

Types of development

- Medium- and high-density multifamily housing such as condominiums or apartments over commercial space
- Neighborhood-scale shops and restaurants
- Entertainment venues and recreational spaces
- Professional offices and services
- Civic and institutional offices



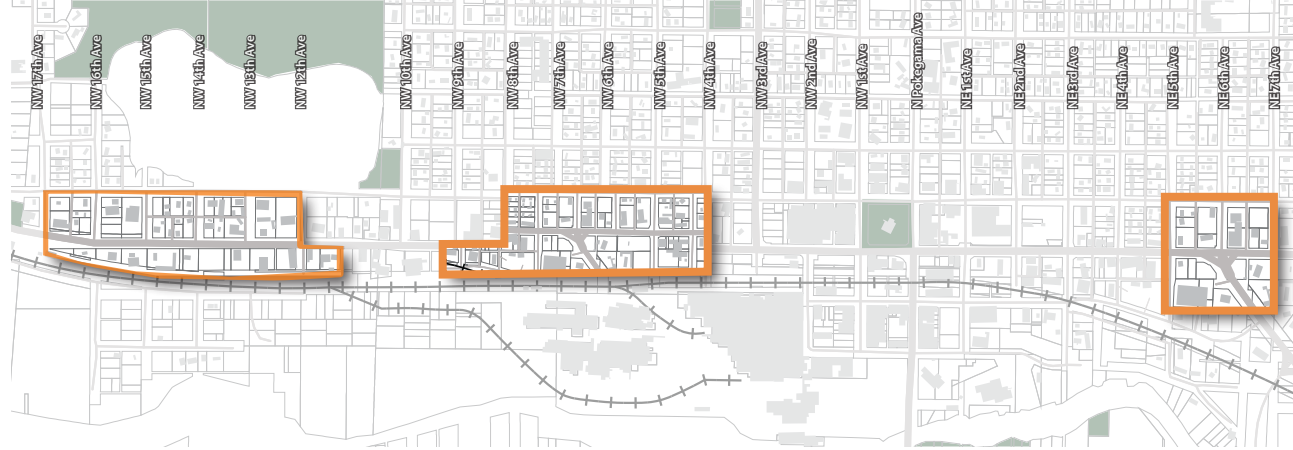
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GOODS & SERVICES SEGMENTS

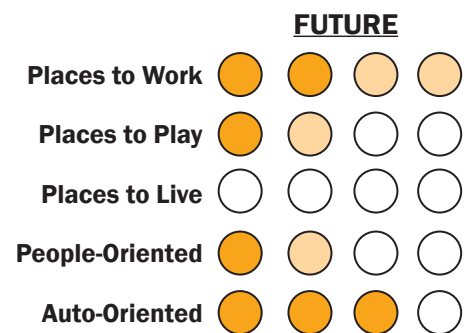
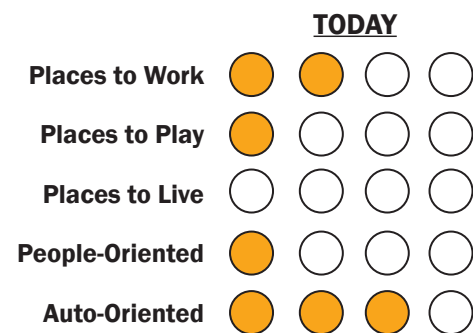


CHARACTER

Outside downtown and the 10th Avenue Crossing, Highway 2 will continue to function as a regional commercial corridor. Industrial and manufacturing uses will likely transition to less intense uses such as drive-through restaurants, repair services, larger-scale sales and other auto-oriented designs and uses. However, the public realm should be improved to make it more welcoming, attractive and accessible. Redevelopment of this area will complement the existing Downtown, through redevelopment and infill development, safe and pleasant connections, and a consistently designed public realm.

Types of development

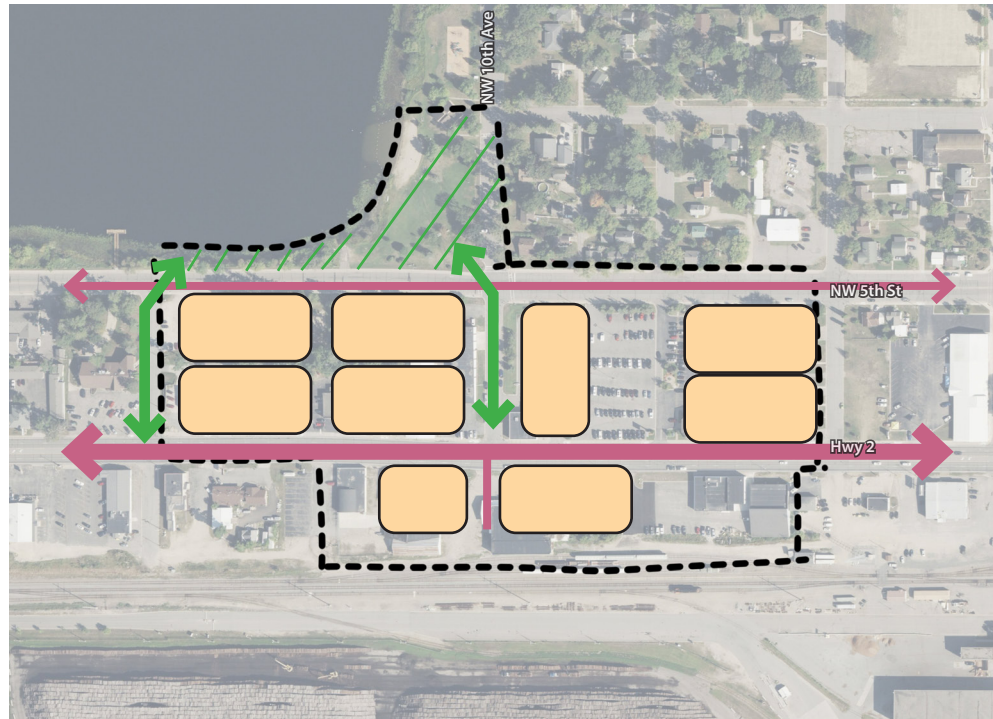
- Regional-serving retail and dining such as drive-through restaurants
- Regional-serving office and commercial such as banks
- Home goods and services
- Small- and medium-scale implement dealers and repair
- Automotive repair



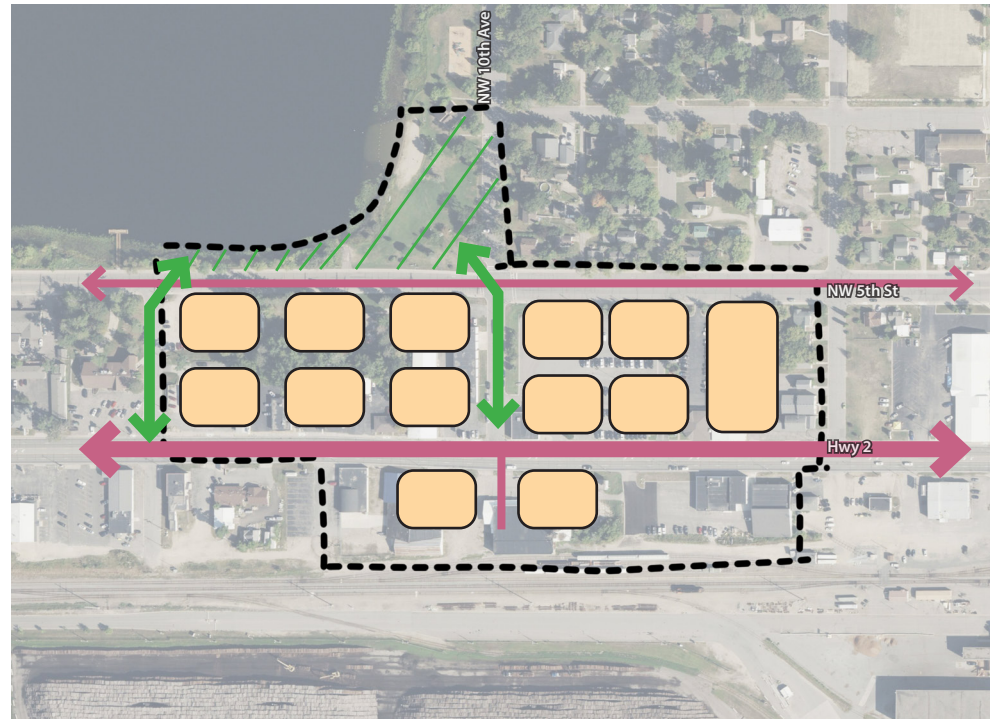
HIGHWAY 2 & 10TH AVENUE NODE

DEVELOPMENT SCENARIO FRAMEWORKS

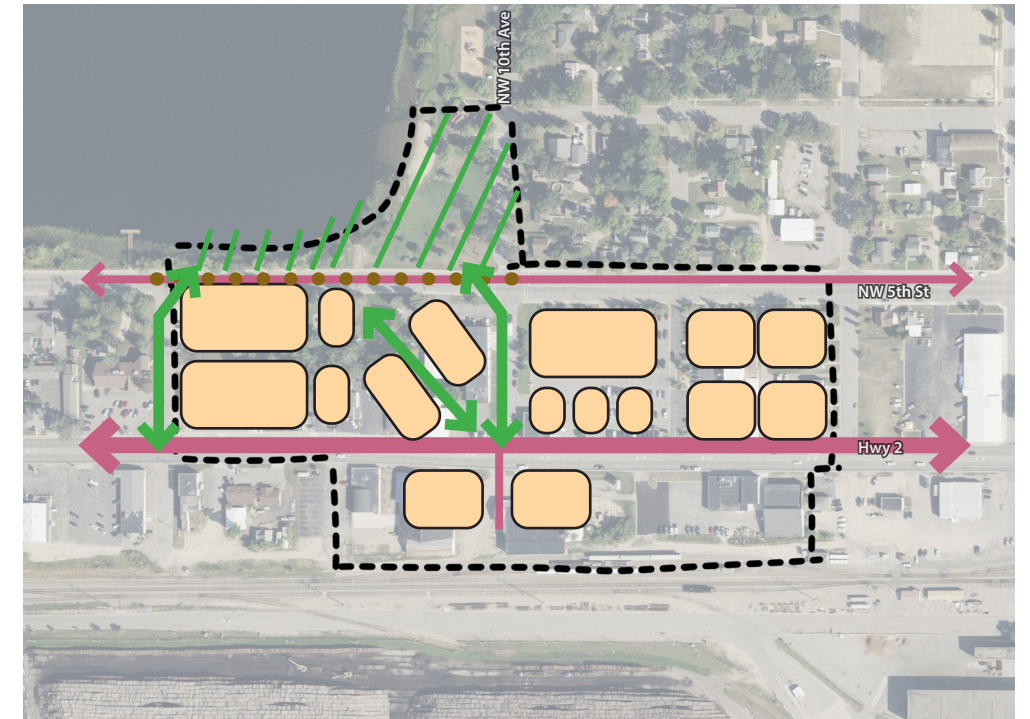
“Urban Node”



“Urban Village”



“All Eyes to the Lakefront”



- Park Area
- Park Connection Routes
- Major Streets
- Development Area



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URBAN NODE SCENARIO



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URBAN VILLAGE SCENARIO



- Commercial
- Multi-Family Residential
- Hotel

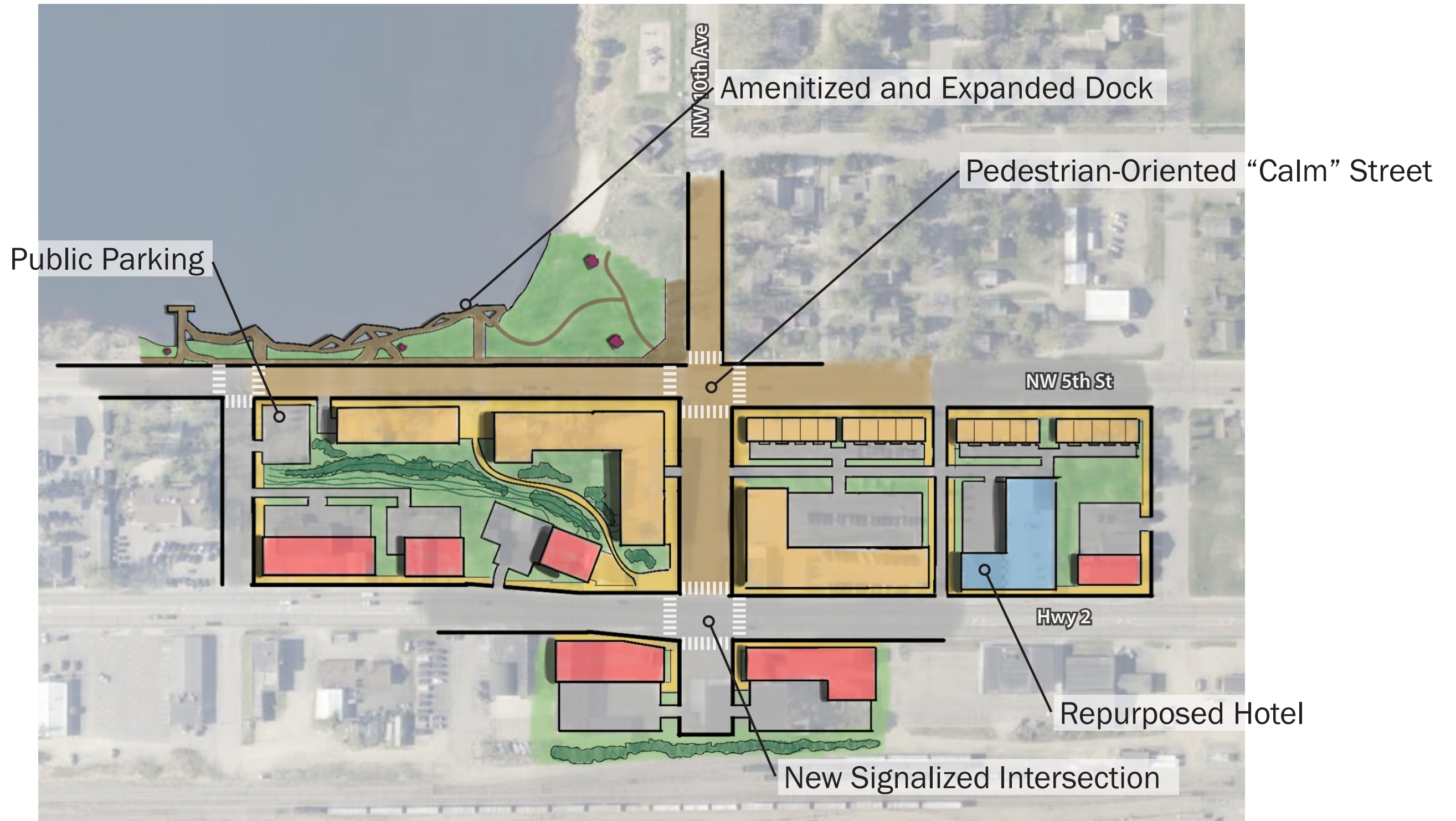


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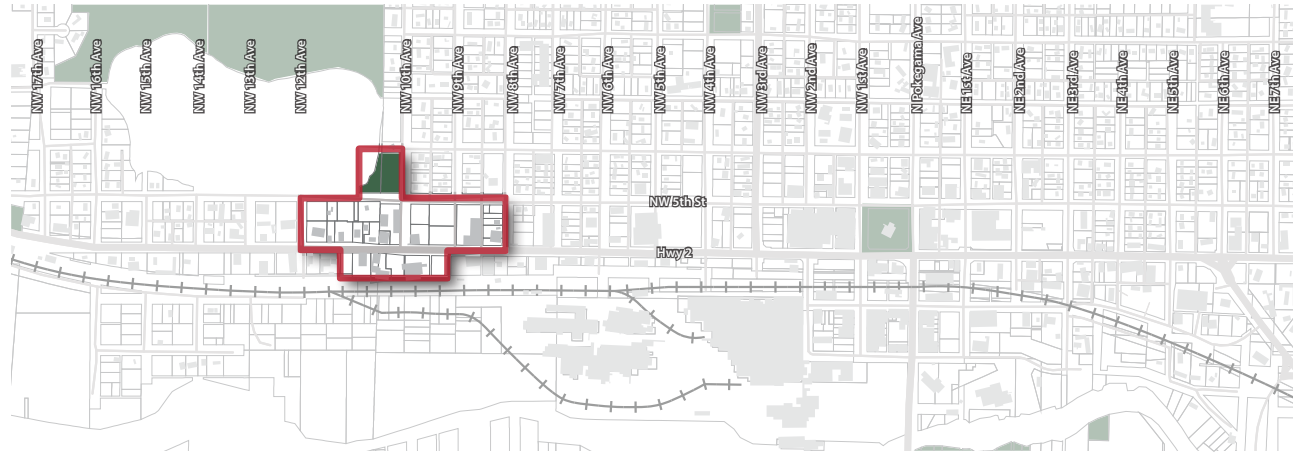


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ALL EYES ON THE LAKE FRONT SCENARIO



HIGHWAY 2 & 10TH AVENUE NODE



DEVELOPMENT SCENARIOS

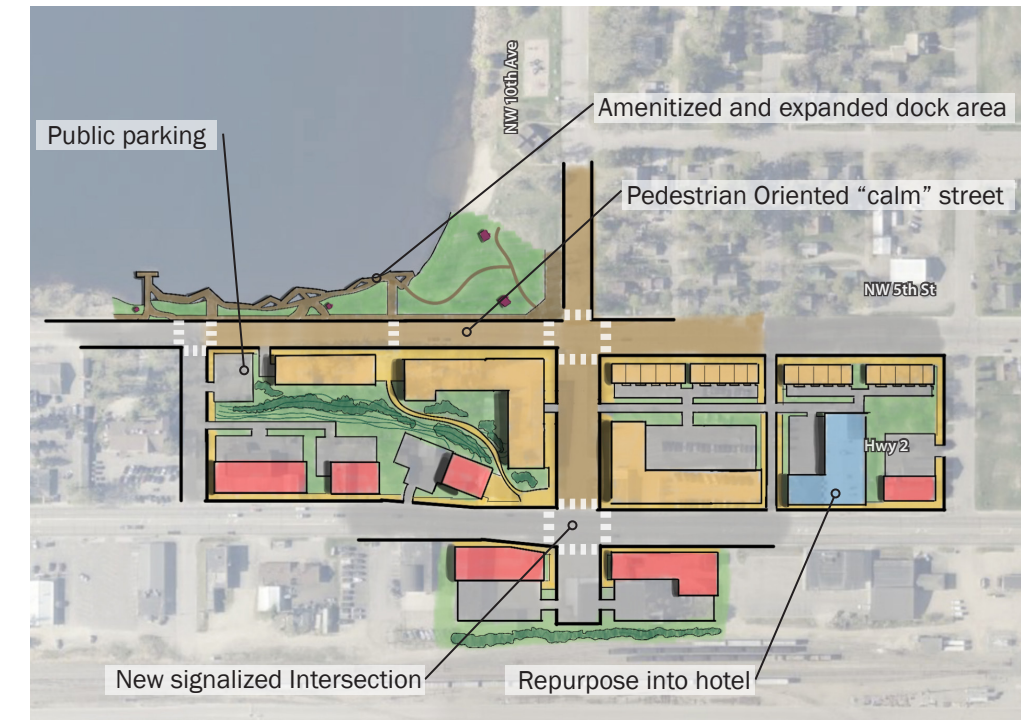
“Urban Node”



“Urban Village”



“All Eyes to the Lakefront”



- Commercial
- Multi-Family Residential
- Hotel



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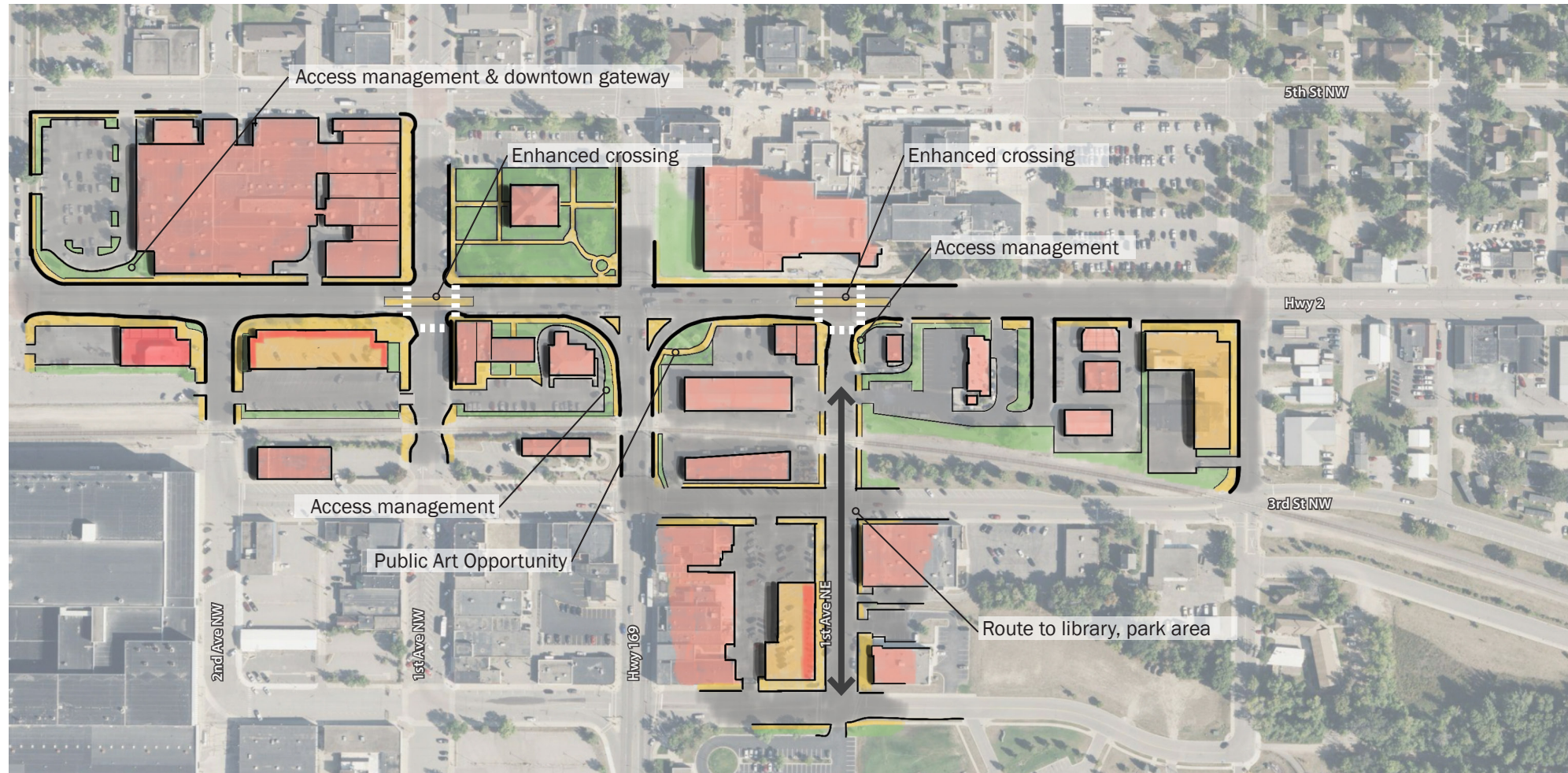


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DOWNTOWN



DEVELOPMENT SCENARIO



- Existing Bldg
- Commercial
- Multi-Family Residential
- Hotel

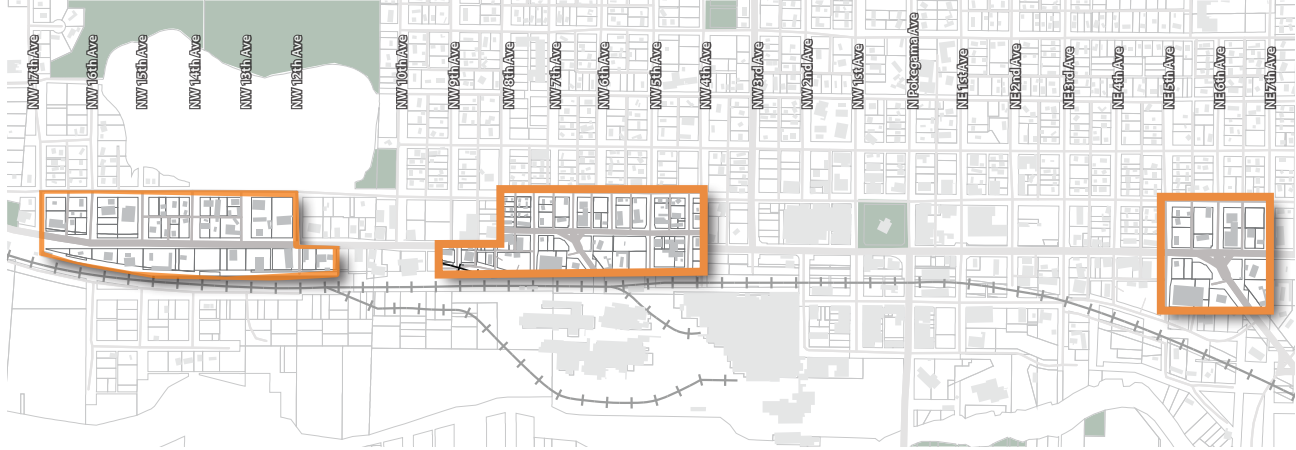


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GOODS & SERVICES SEGMENTS



SITE LANDSCAPING



MODEST SETBACKS



ACCESS AND CIRCULATION



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